

Narrative

General Information

County Name: [Carroll County](#)

Person Performing Ratio Study: [Jay Morris – Ad Valorem Solutions LLC](#)

Sales Window (e.g. 1/1/19 to 12/31/19): [Due to size of County, we used sales for 01/01/2017 – 12/31/2019 for all property classes and groupings.](#)

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

[No. We did not have enough paired sales to establish a reliable time adjustment.](#)

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

[The Residential Vacant land was grouped \(L1\). Carroll County is mainly a rural county. Therefore, the homesites throughout the county are similar rural tracts and should be grouped for trending and sales ratio purposes. The land values were updated in the townships that were reassessed. Although some townships come in high, there are not enough sales in individual neighborhoods to make any further trending adjustments.](#)

[Carroll County is primarily an agricultural county. Many of the townships share the same school district, homesite rates and neighborhoods. Due to the number of sales and the similarity of neighborhoods, Liberty, Rock Creek and Washington Townships were grouped together for Residential Improved \(R1\). All the remaining townships had enough sales and neighborhoods that they could be trended on their own.](#)

[Due to the limited amount of sales, all commercial and industrial land was trended together \(L2\). There were no changes made to commercial and industrial land except through the update of the land order.](#)

[The commercial and Industrial properties are mainly in the townships of Deer Creek and Monroe. However, with this being a small rural community, and due to the number of sales in individual neighborhoods, the commercial and industrial parcels were grouped together in the ratio study \(C1\).](#)

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Democrat Twp. >10%	08-13-09-000-027.000-008 from Res to Com.
	Jackson Twp. > -10%	1 parcel – no longer used as com – applied obs.
	Monroe Twp. > -10%	Land values decreased with land order.
Commercial Vacant	Democrat Twp. > -10%	2 parcels changed from Com to Ind.
	Monroe Twp. > -10%	Land values decreased with new land order.
Industrial Improved	Burlington Twp. > 10%	1 parcel from ag to ind. 1 parcel from com to ind.
	Democrat Twp. > 10%	2 parcels changed from Com to Ind.
Industrial Vacant	Burlington Twp. > -10%	2 parcels changed from 12 to 13 land type.
	Monroe Twp. > -10%	Land values decreased with land order.
Residential Improved	Adams Twp. > 10%	12 parcels changed from Ag to Res. Several new splits.
	Jackson Twp. > 10%	Trending factor raised over 10% due to market.
	Liberty Twp. > 10%	Trending factor raised 15% based on market sales.
	Roc Creek Twp. > 10%	Trending factor raised 15% based on market sales.
Residential Vacant	Adams Twp. >10%	7 Parcels changed from ag to res. Also, three new splits.
	Burlington Twp.>10%	Land ordered changed raised values.
	Democrat Twp. > 10%	Land order changed land values in several nbhd's.
	Jackson Twp. > 10%	2 parcels had vacancy factor removed.

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment. [For the 2019 review the townships of Burlington, Democrat, and Monroe were reviewed, with some Tippecanoe to round out the numbers.](#)

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed. [We are completing the land order for the townships being reviewed for each phase of the reassessment. So therefore, the land order was updated for the townships listed above, except for Tippecanoe.](#)

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.